WASTE MANAGEMENT PLAN

for

Trade & Logistics City Sharston, Sharston Industrial Estate, Sharston Road, Manchester



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1.0 INTRODUCTION AND RELEVANT PARTIES

This waste management plan has been prepared to provide you with information about the refuse and recycling provision on site, and to introduce the management team.

This document is issued by the Managing Agents, Lambert Smith Hampton, on behalf of the Landlord, and contains information and guidance on the operation and day-to-day management of the refuse and recycling at Trade & Logistics City Sharston.

Tenants should ensure that all staff are familiar with this document and with its revisions which will be issued from time to time. A copy of the document should be kept by Tenants on site at all times for reference by staff.

Please read this document along side the Occupiers Handbook which will be issued to you in respect of Trade & Logistics City Sharston.

Please note that this document is supplemental to and without prejudice to your lease agreement. We expect all regulations and laws to be upheld by all of our occupiers at all times.

1.1 WHO IS THE LANDLORD?

The Landlord of the property is Kier Sharson Limited.

Please note that in the first instance any queries regarding this property should be directed to the Managing Agents, whose details are shown below.

1.2 WHO ARE THE MANAGING AGENTS?

The Landlord has appointed Lambert Smith Hampton to undertake the management of the estate.

The Managing Agents' details are:

Lambert Smith Hampton

4th Floor, Windmill Green, 24 Mount Street, Manchester M2 3NN

Telephone: 0161 228 6411

1.3 WHO ARE THE MANAGING AGENT'S TEAM?

The Facilities Manager responsible for the day to day running and general maintenance of the estate is:

[redacted]

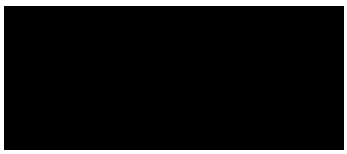
The surveyor responsible for the operation and financial control of the estate is:

Surveyor – Anne Baker



The Client Accountant who deals with all service charge account related queries is:-

Client Accountant – Hannah Iqbal

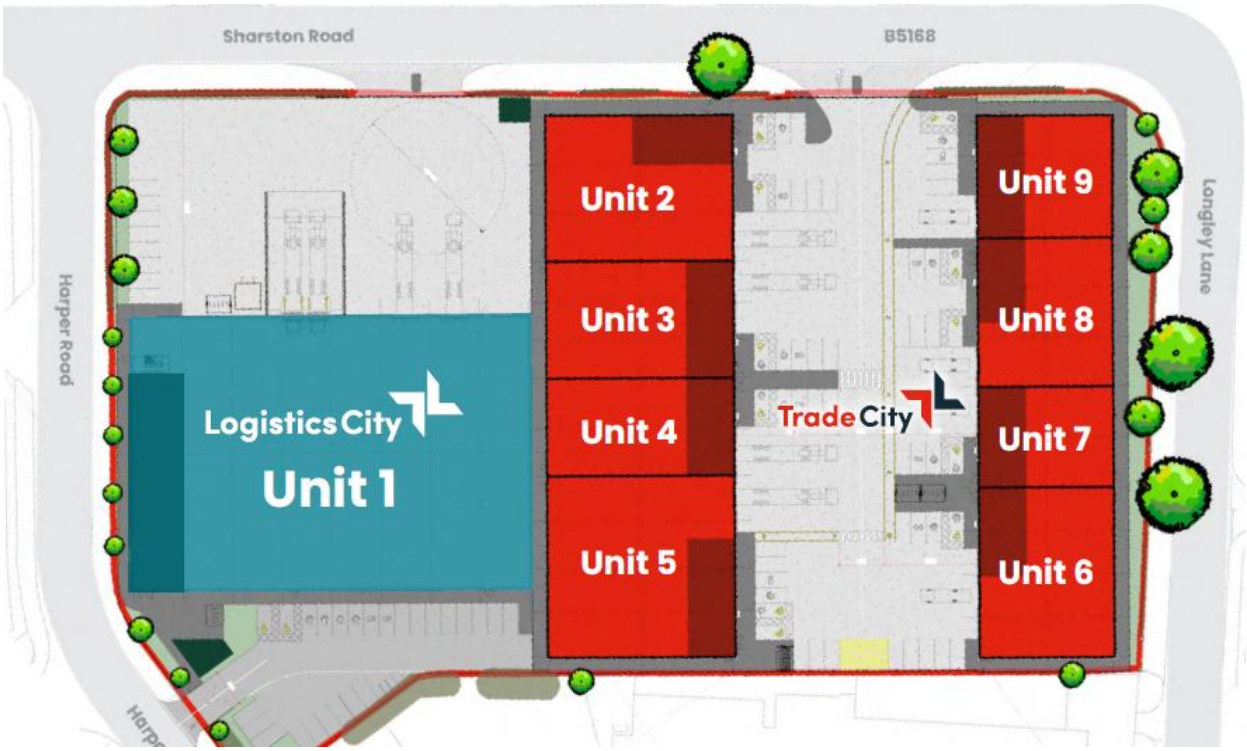


1.4 HELPDESK AND OUT OF HOURS EMERGENCY CONTACT

Helpdesk and Emergency Contact Centre – Elogs

Tel – 01480 499741

1.5 SITE PLAN

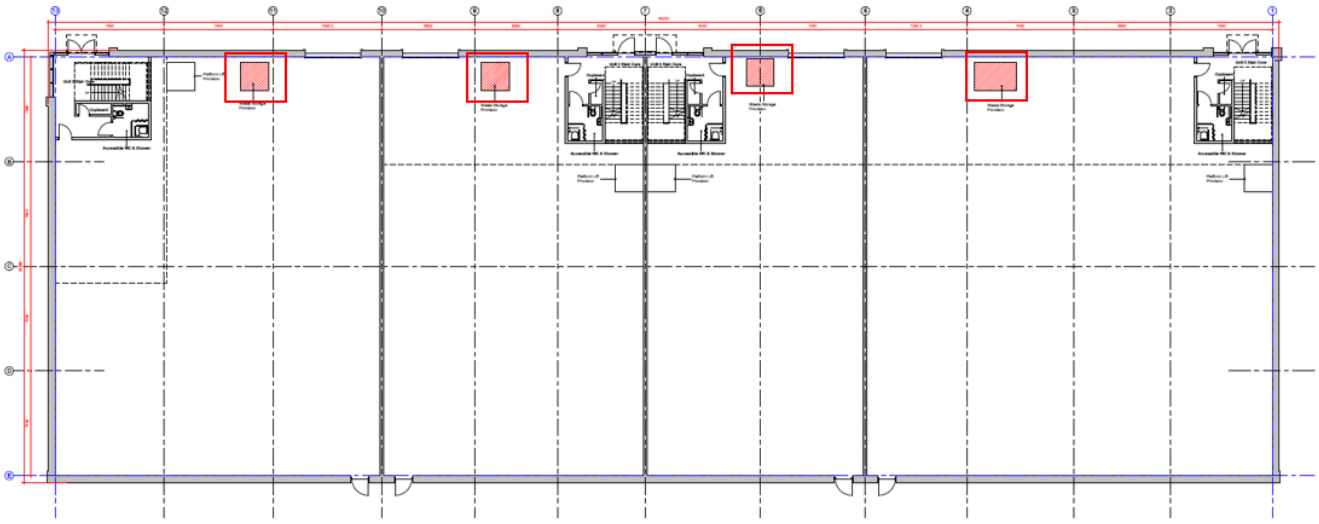


Please note the location of each individual bin store allocation. It is the expectation of the Landlord and Managing Agent that all refuse and recycling will be kept within these demised areas until the day of collection, at which point some Occupiers may have to move receptacles to the front of the demise. After collection, please return the waste bins to the stores provided.

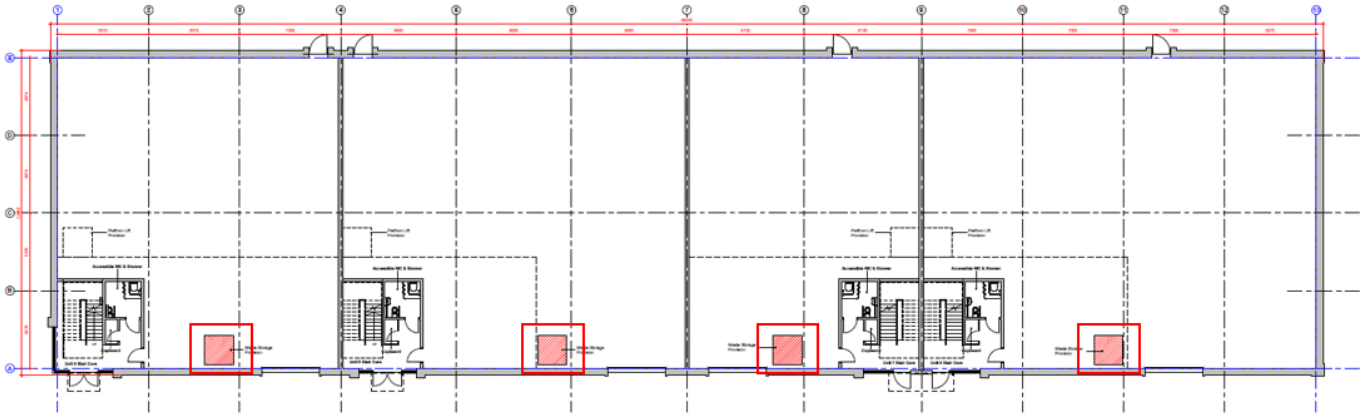
Unit 1 – External Bin Store Location (Outlined Blue)



Units 2 - 5 – Internal Bin Store Location (Outlined Red)



Units 6 – 9 – Internal Bin Store Location (Outlined Red)



2.0 TENANT'S RESPONSIBILITY RE REFUSE AND RECYCLING

1.0 PARKING

Please ensure access is maintained to the bin stores at all times to allow for unimpeded collections. A failure to collect could lead to the build-up of waste and could potentially be a Health and Safety hazard.

No liability is accepted by the Landlord or Managing Agents for the loss or damage at any time.

1.1 BIN STORE FENCING

Where the bin store is external please ensure the fencing is maintained and kept in good order. Damages should be rectified immediately.

1.2 SITE ACCESS

Please ensure waste and recycling is kept within the bin store to allow free access and egress to the site as required by all occupiers.

Neither the Landlord nor its Managing Agents, nor their contractors' representatives, can be held responsible for any loss or damage, which may occur to any items or goods delivered to the building or to those items or goods during attempted delivery to the building.

1.3 REFUSE COLLECTION AND DISPOSAL

Refuse on this site is solely the responsibility of individual occupiers. Please ensure you have a suitable waste management contract and keep copies of all relevant Waste Transfer Notes applicable to your demise. Each unit is equipped with it's own private bin store – please keep this area secured when not in use to avoid any potential misuse such as theft or arson. Receptacles must be kept clean, locked and be clearly marked as to their intended purpose of refuse or recycling.

Bulk and Hazardous items should not be deposited in your bin store and you will need to make separate arrangements for disposal of such items. These items should be contained within your demise until they are collected.

If applicable, Food Waste will need a separate container and management contract, and a suitable pest control plan to align with your business use.

1.4 NOISE

Please note this site has noise abatement in respect of the residential development adjacent. We anticipate all refuse and recycling will need to be collected during the day to ensure the residents are not disturbed. Any noise complaints will be dealt with in a strict manner to ensure the quiet enjoyment of both occupiers and neighbouring properties.

1.5 HEALTH AND SAFETY

The Health and Safety of the common areas is managed by the Landlord and the audits are carried out by a competent consultant. These audits will continually review the refuse and recycling provision on site. Any actions arising from this activity will be notified to the tenant and you will be expected to rectify any defects immediately.

1.6 DRAINAGE

All drainage on site is for the management of surface water run-off only. Please do not pour anything into this system, ensuring you have suitable provision for all types of waste created by your business.

1.7 SMOKING

There is a site NO SMOKING POLICY in line with current legislation. Please provide your staff and visitors with a clearly marked designated smoking area, and ensure a suitable cigarette waste bin is provided and managed. This area should be separate from the bin store so as to avoid any accidental ignition of waste. All Tenants should discourage people from smoking directly outside the frontage of the building.